



Agenda Report

File #: 19-0406

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 5/1/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of Precise Plan 2019-0002, an application to rebuild a new 9,570 square foot Lazy Dog restaurant building on a building pad previously occupied by the Claim Jumper restaurant (located at 380 N. McKinley Street) (Corona Hills Plaza) within the Sub-Regional Shopping Center designation of the Northeast Corona Specific Plan (SP81-2). (Applicant: Jared Taylor Golden Property Development for Lazy Dog Restaurants, LLC)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting PP2019-0002, based on the findings contained in the staff report and conditions of approval.

- OR -

2. Set the item for review at a subsequent meeting.

ANALYSIS:

Precise Plan 2019-0002 is an application by Lazy Dog Restaurants to construct a new 9,570 square foot restaurant on an existing building pad that formerly contained the Claim Jumper Restaurant within the Corona Hills Shopping Center located at 380 N. McKinley Street. Lazy Dog's lease covers 2.21 acres within the 58-acre regional shopping center. The subject pad was previously occupied by a 12,690 square foot Claim Jumper restaurant that was developed in 1990. The restaurant was demolished in February 2019, and Lazy Dog is proposing to rebuild a smaller 9,570 square foot restaurant building on the same pad.

The restaurant is located within the southwesterly portion of the shopping center and has frontage and visibility from State Route 91. The restaurant will have indoor and outdoor dining with a seating capacity for 344 patrons. The restaurant's operating hours will be from 11:00 a.m. to 1:00 a.m.,

Monday through Saturday, and 9:00 a.m. to 12:00 a.m. on Sundays.

The restaurant proposed for Lazy Dog is a single-story structure with a rustic architectural style inspired by the Rocky Mountains. The architecture maintains the restaurant's corporate look which features a combination of stucco and stone veneer walls with steel awnings. The roofline incorporates a tower element and parapet walls. The tower element has a standing seam metal roof which helps delineate and enhances the main entrance. The parapet walls help screen rooftop mechanical equipment from view at ground level. The colors of the building include various shades of browns with dark red accent colors. The height of the building is approximately 38 feet which is below the 40-foot height limit established by the SRSC designation.

New landscaping is proposed around the building and features a variety of drought tolerant materials including four types of trees, flowering shrubs, ground cover, and ornamental grass. The restaurant's main entrance will be enhanced with 24-inch box trees. The parking lot will not be disturbed by the new construction therefore the landscaping within the parking lot will remain protected in place.

No additional parking is required with the new restaurant because the building size is smaller than the size of the previous restaurant. Based on the proposed building size of 9,570, the restaurant requires 91 parking spaces. The adopted parking ratio for restaurants at the time the center was constructed was 1:125. Overall, the center requires 1,988 parking spaces based on the existing uses that occupy the center and 2,595 parking spaces are provided.

Development of the proposed project would fulfill several General Plan policies including Policies 1.1.1, 1.1.2, 1.1.3 and 1.11.1 which all encourage and emphasize having a community that contains a diversity of land uses that support the needs of Corona's residents and help maintain Corona as a self-sustaining city. The project also fulfills General Plan Policy 2.5.9 which requires that the renovation of existing buildings and new construction exhibit a high level of architectural character by applying architectural treatments and articulation on all building elevations and integrating signage with the architectural character of the building to promote visual interest.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$7,305.00 in application processing fees for the precise plan application.

ENVIRONMENTAL ANALYSIS:

Per Article 19 Categorical Exemptions, Section 15302 (Class 2, Replacement or Reconstruction) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.21 of the Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because it consists of replacing a previous restaurant with a new restaurant of substantially the same size, purpose, and capacity and will be placed at the same location as the previous structure. Therefore, there is no possibility that the project will have any significant adverse effects on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of April 8, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Jones/Siqueland) and carried unanimously, that the Planning and Housing Commission adopt Resolution No. 2534 granting PP2019-0002, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit 1 - Locational and Zoning Map.
2. Exhibit 2 - Site Plan for PP2019-0002.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of April 8, 2019.

APPLICANT INFORMATION

Jared Taylor Golden Property Development for Lazy Dog Restaurants, LLC, 5847 Brace Road Loomis, CA 95650